

**CLOVIS PLANNING COMMISSION MINUTES**  
**November 21, 2024**

A meeting of the Clovis Planning Commission was called to order at 6:00 p.m. by Commissioner Bedsted in the Clovis Council Chamber.

Flag salute led by Commissioner Hebert

Present: Commissioners Bedsted, Hatcher, Hebert, Hinkle

Absent: Chair Antuna

Staff: Renee Mathis, PDS Director  
Dave Merchen, City Planner  
George Gonzalez, Senior Planner  
Lily Cha-Haydostian, Senior Planner  
Liz Salazar, Assistant Planner  
Marissa Jensen, Assistant Planner  
Joyce Roach, Planning Technician II  
Sean Smith, Supervising Civil Engineer  
Sarai Yanovsky, Civil Engineer  
Matt Lear, City Attorney

**MINUTES – 6:01**  
**ITEM 1 – APPROVED.**

Motion by Commissioner Hinkle, seconded by Commissioner Hebert, to approve the October 24, 2024, minutes. Motion carried 4-0-1 with Chair Antuna absent.

**COMMISSION SECRETARY – 6:02**

Senior Planner George Gonzalez informed that the Planning Commission had received revised minutes for the last meeting and reminded regarding the complete procedure when recommending denial of a project. He then informed that the Commission had received documents per Commissioner Hatcher's request that a page of required Findings for each project be provided to make it easier to review them. He reminded the Commission that there will be no December 5<sup>th</sup> meeting, but that there is still a meeting on December 19<sup>th</sup>, anticipated to have a light agenda. He also informed about receiving two memos the Commission received, as well as the 2025 Planning Commission dates.

**PLANNING COMMISSION MEMBERS COMMENTS – 6:05**

Commissioner Hinkle informed that he has numerous requests to ask builders to build more single-family homes with larger yards for children to play and families to gather.

**PUBLIC COMMENTS – 6:06**

None.

**PUBLIC HEARINGS**

ITEM 1 - 6:06 – APPROVED – **RES. 24-33, CUP2024-009**, ADOPTING A CLASS 1 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA AND A REQUEST TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW DEVELOPMENT OF A SHOWROOM EXPANSION FOR THE EXISTING HONDA NORTH AUTOMOTIVE SALES FACILITY LOCATED AT 750 W. HERNDON AVENUE. GOREE WHITFIELD, APPLICANT; PALM AND HERNDON LLC, OWNER.

Motion by Commissioner Hebert, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 24-33**, a resolution adopting a Class 1 Categorical Exemption from further environmental review under CEQA, and approving a conditional use permit to allow development of a showroom expansion for the existing Honda North automotive sales facility located at 750 W. Herndon Avenue. Motion carried 4-0-1 with Chair Antuna absent.

ITEM 2 - 6:14 – APPROVED – **RES. 24-34, CUP2024-011**, ADOPTING A CLASS 1 CATEGORICAL EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA AND A REQUEST TO APPROVE A CONDITIONAL USE PERMIT TO ALLOW THE DEVELOPMENT OF A RESTAURANT WITH WINE SALES LOCATED AT 335 WOODWORTH AVENUE. MARLETTE ASSOCIATES ARCHITECTURE, APPLICANT; SETH HUNT, OWNER.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-34**, a resolution adopting a Class 1 Categorical Exemption from further environmental review under CEQA, and a request to approve a conditional use permit to allow the development of a restaurant with wine sales located at 335 Woodworth Avenue. Motion carried 4-0-1 with Chair Antuna absent.

ITEM 3 - 6:30 – APPROVED – **RES. 24-35, R2024-007**, ADOPTING AN EXEMPTION FROM FURTHER ENVIRONMENTAL REVIEW UNDER CEQA GUIDELINES SECTION 15183 AND APPROVING P-C-C AMENDMENT R2024-007, AMENDING THE USE SCHEDULE AND PRELIMINARY DEVELOPMENT PLAN FOR THE LOMA VISTA MARKETPLACE PLANNED COMMERCIAL CENTER.

Motion by Commissioner Hinkle, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-35**, a resolution adopting an exemption from further environmental review under CEQ Guidelines Section 15183 and approving P-C-C Amendment R2024-007, amending the use schedule and preliminary development plan for the Loma Vista Marketplace Planned Commercial Center. Motion carried 4-0-1 with Chair Antuna absent.

ITEM 4A – 6:44 – APPROVED – **RES. 24-36**, A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR REORGANIZATION 311, PREZONE 2024-006, VESTING TENTATIVE TRACT MAP 6482, AND PLANNED DEVELOPMENT PERMIT 2024-002; ITEM 4B – APPROVED – **RES. 24-37, R2024-006**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A REQUEST TO PREZONE THE PROPERTIES WITHIN THE ANNEXATION AREA FROM THE FRESNO COUNTY AE-20 ZONE DISTRICT TO THE CLOVIS R-1-PRD AND R-1 ZONE DISTRICTS; ITEM 4C – APPROVED – **RES. 24.38, TM6482**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A VESTING TENTATIVE TRACT MAP FOR A 266-LOT SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT; ITEM 4D – APPROVED – **RES. 24-39, PDP2024-002**, A RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A

PLANNED DEVELOPMENT PERMIT FOR A 266-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

Motion by Commissioner Hinkle, seconded by Commissioner Hatcher, for the Planning Commission to approve **Resolution 24-36**, a resolution approving a recommendation that the City Council approve an environmental finding of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for Reorganization 311, Prezone 2024-006, Vesting Tentative Tract Map 6482, and Planned Development Permit 2024-002. Motion carried 4-0-1 with Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hinkle, for the Planning Commission to approve **Resolution 24-37**, a resolution approving a recommendation that the City Council approve a request to prezone the properties within the annexation area from the Fresno County AE-20 Zone District to the Clovis R-1-PRD and R-1 Zone Districts. Motion carried 4-0-1 with Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-38**, a resolution approving a recommendation that the City Council approve a vesting tentative tract map for a 266-lot single-family planned residential development with modified conditions. Motion carried 4-0-1 with Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-39**, a resolution approving a recommendation that the City Council approve a planned development permit for a 266-lot single-family residential development. Motion carried 4-0-1 with Chair Antuna absent.

ITEM 5A – 7:18 – APPROVED – **RES. 24-40**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR VESTING TENTATIVE TRACT MAP 6467 AND PLANNED DEVELOPMENT PERMIT 2024-003; ITEM 5B – APPROVED – **RES. 24-41, TM6467**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A VESTING TENTATIVE TRACT MAP FOR A 162-LOT SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT, SUBJECT TO THE CITY COUNCIL'S APPROVAL OF THE ANNEXATION; ITEM 5C – APPROVED – **RES. 24.42, PDP2024-003**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A PLANNED DEVELOPMENT PERMIT FOR A 162-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-40**, a resolution approving a recommendation that the City Council approve an environmental finding of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for Vesting Tentative Tract Map 6467 and Planned Development Permit 2024-003. Motion carried 4-0-1 with Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-41**, a resolution approving a recommendation that the City Council approve a vesting tentative tract map for a 162-lot single-family planned residential development, subject to the City Council's approval of the annexation. Motion carried 3-1-1 with Commissioner Bedsted opposed and Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-42**, a resolution approving a recommendation that the City Council approve a planned development permit for a 162-lot single-family residential development. Motion carried 3-1-1 with Commissioner Bedsted opposed and Chair Antuna absent.

ITEM 6A – 7:54 – APPROVED – **RES. 24-43**, A RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ENVIRONMENTAL FINDING OF A MITIGATED NEGATIVE DECLARATION AND A MITIGATION MONITORING AND REPORTING PROGRAM FOR REORGANIZATION (RO) 310, PREZONE (R) 2024-005, VESTING TENTATIVE TRACT MAP (TM) 6375, AND PLANNED DEVELOPMENT PERMIT (PDP) 2024-001; ITEM 6B – APPROVED – **RES. 24-44, R2024-005**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A REQUEST TO PREZONE PROPERTY WITHIN THE ANNEXATION AREA FROM THE FRESNO COUNTY AE-20 ZONE DISTRICT TO THE CLOVIS C-1, R-1-PRD, O, AND P-C-C ZONE DISTRICTS; ITEM 6C – APPROVED – **RES. 24-45, TM6375**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A VESTING TENTATIVE TRACT MAP FOR A 385-LOT SINGLE-FAMILY PLANNED RESIDENTIAL DEVELOPMENT ON APPROXIMATELY 58.9 ACRES OF LAND SUBJECT TO THE CITY CONCIL'S APPROVAL OF THE ANNEXATION; ITEM 6D – APPROVED – **RES. 24-46, PDP2024-001**, A RESOLUTION RECOMMENDING THE CITY COUNCIL APPROVE A PLANNED DEVELOPMENT PERMIT FOR A 385-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

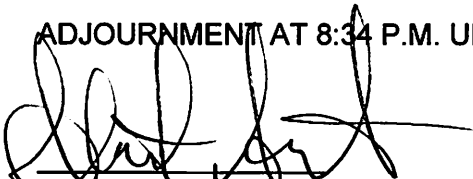
Motion by Commissioner Hatcher, seconded by Commissioner Bedsted, for the Planning Commission to approve **Resolution 24-43**, a resolution approving a recommendation that the City Council adopt an environmental finding of a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for Reorganization (RO) 310, Prezone (R) 2024-005, Vesting Tentative Tract Map (TM) 6375, and Planned Development Permit (PDP) 2024-001. Motion carried 4-0-1 with Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-44**, a resolution approving a recommendation that the City Council approve a request to prezone property within the annexation area from the Fresno County AE-20 Zone District to the Clovis C-1, R-1-PRD, O, and P-C-C Zone Districts. Motion carried 4-0-1 with Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-45**, a resolution approving a recommendation that the City Council approve a vesting tentative tract map for a 385-lot single-family planned residential development on approximately 58.9 acres of land subject to the City Council's approval of the annexation. Motion carried 4-0-1 with Chair Antuna absent.

Motion by Commissioner Hatcher, seconded by Commissioner Hebert, for the Planning Commission to approve **Resolution 24-46**, a resolution approving a recommendation that the City Council approve a planned development permit for a 385-lot single-family residential development. Motion carried 4-0-1 with Chair Antuna absent.

ADJOURNMENT AT 8:34 P.M. UNTIL the Planning Commission meeting on December 19, 2024.



Alma Antuna, Chairperson